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THE REAL ESTATE MARKET

SECURITY OF BUILDING PROPER MY

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anticipation of programming top to you flow constituent for bright than men anterpy in Brookly's conser must be come by refiger a corp. received for the could's incorrects

of frontrate of new fronters verset afring this course others not by the old report resents trac of the frequent were comto course of this summer after hart gone our of equaterne with ing for the setual construction seed antimay. Stenes then for a comme reflected in the close fav. it has seemed attempty other the Public Spreice Comand follow up the plan approved

raining with regard to the building ently avenue autoway has hard in - months an extremely depressing only been unable, as a rule, to name but have found it imsecure "permanent" mortgages

and that the subway might not spect a virtual depreciation in have as fending institutions have clined to accept appraisals which ogarded as conservative last spring one of the biggest lending institu-Roseklyn is said on good authority a refused to make any more loans

ing when the construction of the rapid transit board seemed by the rapid trained board seemed, building movement of large and developed in and near Fourth. The movement there has been by a isolated, but it has helped matteward making the present year out in the history of the Brooklyn.

last fall when the building boom Manhattan and The Bronx sub-ind employment in Brooklyn in ded, found employment in Brooklyn in a spring. During the present year plans has been filed for 7,000 new buildings, sting \$53,700,000, in that borough, as gainst 6,300 buildings, costing \$48,200,000, the corresponding period of 1906, allough building has fallen off sharply the last few weeks, owing largely to the abitful outlook for the proposed subway. Yesterday's action by the Public Service ownsission should create a ready market of the new houses in South Brooklyn. the new houses in South Brooklyn, ese houses, though built in anticipation of rapid transit, are notably cheap

of rapid transit, are notably cheap compared with Bronx prices and are now certain to advance in value.

The Fourth avenue route extends from Manhattan across the Manhattan Bridge, under the extension of Flatbush avenue and the present Flatbush avenue to Fourth avenue, and under Fourth avenue to Fortieth street. All through this district the plans call for a four track road. Beyond Fortieth street there is to be a two track for plans can for a four trace to the beyond Fortisth street there is to be a two track line east to New Utrecht avenue, and on that avenue to Coney Island. Another two track line goes straight to Fort Hamil-ion along Fourth avenue.

BROADWAY.—Hall J. How & to have sold for Daniel Chauncey to a client two lots on the west side of Broadway and two abutting lots on the east side of Cooper street, 100 feet south of Hawthorne street.

WENTY-FIRST STREET.—David Spiro has bought from Herbert C. Pell Nos. 25 and 7 West Twenty-first street, two three story buildings, on lot 20x98.9. Mr. Spiro revently bought Nos. 19 to 23 West Twenty-first street, and has now a plot 105x98.9, on which he will erect a twelve story loft building.

building.

LIGHTY-SIXTH STREET.—Mrs. Emilie O.

Turner has sold No. 186 West Eighty-sixth
street, a four story brownstone dwelling,
on lot 20x102.2. Richard E. Thebault is ADISON AVENUE.—Hildenbrand & Nas-sail have sold for Dr. Samuel Bookman No. 1439 Madison avenue, a five story flat,

No. 1439 Madison avenue, a five story flat, on lot 27x100.

NINETY-SEVENTH STREET.—H. C. Senior A Co, have sold for Eliza C. Nicoll the three story dwelling at No. 259 West Ninety-seventh street, on lot 18x100.11, to a Mrs. Miller for occupancy.

18TH STREET.—Joseph P. Day has sold for a client to Bertha Schreiber No. 266 West 118th street, a three story and basement dwelling, on lot 18.6x100.11.

18GHTY-FIRST STREET.—Joseph P. Day has sold for Josephine Dahn, as executrix of the estate of Barbara Frey, No. 164 East lighty-first street, a three story and basement dwelling, on lot 20x104.4.

18WENTIETH STREET.—Sol Cohen has sold for James McVicker No. 204 West Twentieth street, adioining the southwest corner of Seventh avenue, a three story building, on lot 20x92.

BOWERY - Robert R. Perkins, executor of the estate of Hosea B. Perkins, has sold to Levin Bros. No. 121 Bowery, a three story building, on lot 25x102, near Grand

Miscellaneous.

Miscellaneous.

The Duross Company has leased for Joseph Romoldi to a client the three story and basement dwelling at No. 234 West Twenty-sixth street for a term of three years.

B. Crystal & Son have leased to a Mr. Robins the ten story building at Nos. 291 and 293 seventh avenue, on plot 40x100, for a term of twenty-one years.

The Matt. J. Ward Company has sold the richten year lease and furniture of the Hotel Westminster. Sixteenth street and Irving place, for the Westminster Hotel Company to 0. H. Foster.

The Lewis H. May Company (C. F. Noyes company, New York, agent) has sold for A. B. Ansbacher a plot of three lots on the Boule-yard at Arverne, L. 1., to E. Schildkraudt for improvement.

Place have been filed with Building Super-

ord at Averne, L. 1., to E. Schildrander insprovement.
Plans have been filed with Building Superintendent Murphy for remodelling the old style four story tenement at No. 108 East Fifty-second street, installing a new plumbing plant and refitting the building as a bachelor apartment house. The improvements are to be made for the Onderdonk estate as owner at a cost of \$5,000. Schwartz & Gross are the architects. Plans have been filed for remodelling and

Flans have been filed for remodelling and enlarging the four story residence at No. 526 Madison avenue for Mrs. C. H. Bosher as where and for enlarging the three story dwelling at No. 8 West Eighty-third street owned by A. A. Tausky. The architects are Schwartz & Gross and Charles E. Birge.

Plans have also been filed for making over the two three story and basement dwellings at Nos. 412 and 414 West Forty-seventh street into a boys clubhouse for the Hartley House Social Settlement at No. 413 West Forty-sixth street, the necessary improvements, including the installation of exterior fire escapes, costing \$5.600, according to the estimate of the architect, Edward A. Meyers.

The Bronx plans for new buildings filed yesterday comprise three two story dwellings to be built for John Marx on Hughes avenue south of 181st street, at a cost of \$18,000; two three story dwellings, with stores, for Giovanna Jamanio on Hughes avenue south of Peham evenue, to cost \$15,000, and a two story stable on Jackson avenue north of Railroad avenue, to cost \$300.

No plans for new buildings were filed with

for new buildings were filed with the Manhattan bureau.

Vesterday's Auction Sales. [At 14 Vescy Street.]

At 14 Vescy Street,
BY JOSEPH P. DAY.

1. Nos. 1321 and 1323, northeast
100th street, 75126, five story
ment; Charles Griffen et al. va.
nous Company et al.; due on
823, 202, 67; subject to taxes, &c., ment, \$23,292.67; subject to taxes, &c., of George Schuster.

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Of George Schuster.

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